

## Town of Marlborough Planning Board

### Minor Site Plan Application

### Short Term Rentals, Home Occupations, and Bed and Breakfasts

Application # 21-5026

Please refer to the Town of Marlborough Town Code including but not limited to Sections 155-31 O and 155-32.3 on short term rentals, 155-23 on Home Occupations, 155-32 special use permits, and <https://www.ecode360.com/8667578#8667578> to review all relevant local legislation with regards to Site Plan Review.

Failure to accurately complete this application in its entirety may result in delays and additional review costs.

Application requirements include but are not limited to the following materials: (155-31 O 4 for short term rentals)

#### Project Narrative

Date of Initial Submission and Latest Revision	11/12/2021
Name of Proposed Business and/or nature (if applicable) 155-31 O 4 (b) (iv)	Short Term Rental for 2 bedroom house
Address of Project Site 155-31 O 4 (b) (i)	346 Mt Zion Rd, Marlboro, NY 12542
Tax Section, Block, and Lot Number(s)	513600 102.3-1-33
Zoning District(s) 155-31 O 4 (b) (iii), 155-12	R Residential District, R-1 Residential District, R-Ag-1 Rural Agricultural District, indicate (R-Ag-1 )
Gross Square Footage of Each Building 155-31 O 4 (b) (ix)	<b>Short term rentals not permitted in multifamily houses</b> 750
Number of Bedrooms to be Rented for Short term rentals and bed and breakfast	<b>No increase in bedrooms permitted</b> 2
Number of Parking spaces 155-31 O 4 (b) (x)	6
Number of Employees 155-31 O 4 (b) (xi)	0
Proposed days and hours of operation are indicated. 155-31 O 4 (b) (xii)	N/A

#### Project Description Narrative (see checklist item 2)

Short Term Rental for 2 bedroom 1 bathroom house that has private driveway and parking area. Existing site had been rented out by previous owners and does not require any modifications or developments. No impact on water or sewer (on-site well & septic), and minimal or no impact to adjoining property.

## Contacts

Name of Property Owner 155-31 O 4 (b) (ii), 155-1	David Blasher & Jerome Haferd
Address of Property Owner	340-346 Mt. Zion Rd., Marlboro, NY 12542
Telephone Number of Property Owner:	541.513.3459 & 330.620.4244
Email of Property Owner	dblasher@gmail.com & jhaferd@gmail.com
Name of Applicant (if different)	Same
Address of Applicant	Same
Telephone Number of Applicant	Same
Email Address of Applicant	Same

## Professional contacts if applicable

Name of Surveyor	N/A
Address of Surveyor	
Telephone Number of Surveyor	
Email Address of Surveyor	
Name of Engineer	N/A
Address of Engineer	
Telephone Number of Engineer	
Email Address of Engineer	
Name of Attorney	N/A
Address of Attorney	
Telephone Number of Attorney	
Email Address of Attorney	
Name & Profession of Other Involved Personnel	N/A
Address of Other Involved Personnel	
Telephone Number of Other Involved Personnel	
Email of Other Involved Personnel	

## Town of Marlborough Planning Board

### Checklist for Minor Site Plan Application

The following items shall be submitted for a Planning Board Minor Site Plan Application to be considered complete.

Please check each required item. Use the separate page attached explaining any waivers requested from the checklist. After final approval is given by the Planning Board, the Building Department should be contacted for further guidance regarding permit requirements 155-32.2.

Y / N	Required Items To Be Submitted
<b>1</b> Y	Twelve (12) copies of all maps, plans, reports, and a PDF file of all documentation submitted. Any plan sets must be submitted in collated packages.
<b>2</b> Y	Complete Narrative Description Page 1 use additional pages if need 155-31 O 4 (b) A description of the existing site and use 155-31 O 4 (b) (v) A description of the intended site development and use 155-31 O 4 (b) (vi) Anticipated impacts on services (i.e. traffic, water, sewer) 155-31 O 4 (b) (vii) 155-23 D The impact on adjoining property (i.e. noise, visual, drainage, other) 155-31 O 4 (b) (viii) 155-23 D An analysis of how the project complies with the requirements contained within this Chapter 155, Zoning, is included. Any waivers or variances needed have been identified.
<b>3</b> Y	Completed Minor Site Plan Application (Pages 1 and 2) and Disclaimer page 10.
<b>4</b> Y	Site Plan Application Checklist Complete (Automatic application rejection without checklist) pages 3 to 4
<b>5</b> Y	Home Occupation 155-23 D – “There shall be no structural alteration to the principal building in order to accommodate the home occupation. Home occupations shall generate no noise, odor, vibration, smoke, dust, traffic or other objectionable effects.” Short term rentals and home occupations are classified as Type 2 SEQRA action (No Environmental Assessment Form is required).
<b>6</b> NA	Letter of Agent Statement Page 11 if applicable. Notice of Disclosure or Interest pages 6-8 if applicable.
<b>7</b> Y	Application Fee Paid (Separate check from Escrow Fee) see page 9
<b>8</b> NA	Initial Escrow Fee Paid (Separate check from Application Fee) see page 9
<b>9</b> Y	A copy of the deed to the property as most recently filed and/or a copy of the executed contract of sale is included 155-31 E (aa) (1).
<b>10</b> NA	A copy of each covenant, easement or deed restriction in effect or intended to cover all or part of the tract is included 155-31 E (aa) (2).
<b>11</b> NA	Agricultural Data Statement (If applicable).
<b>12</b> Y	Photographs of the site and buildings and/or aerials thereon are included. They are encouraged, not required by Planning Board. See <a href="https://ulstercountyny.gov/maps/parcel-viewer/">https://ulstercountyny.gov/maps/parcel-viewer/</a>
<b>13</b> NA	Show signing proposed for Home Occupation see 155-27 and 155-28. No signing is permitted for short term rentals.155-32.3 I.

	MINOR PLAN REQUIREMENTS
<b>14<sup>Y</sup></b>	Outline the proposed design showing Title of the drawing, including the name and address of the owner of record 155-31 O (c) (i).
<b>15<sup>Y</sup></b>	Outline the proposed design showing boundary lines of the property. 155-31 O (c) (ii).
<b>16<sup>Y</sup></b>	Outline the proposed design North arrow, scale and date. 155-31 D (4) (b).
<b>17<sup>Y</sup></b>	Outline the proposed design showing names and uses of all owners of record adjacent to the applicant's property. 155-31 O 4 (c) (iii).
<b>18<sup>Y</sup></b>	Outline the proposed design showing existing zoning district 155-31 O 4 (c) (v).
<b>19<sup>Y</sup></b>	Outline the proposed design showing location of all existing and proposed buildings and other improvements. 155-31 O 4 (c) (vi).
<b>20<sup>Y</sup></b>	Outline the proposed design depicts floor plans, A table indicating square footage of building areas to be used for a particular use, such as home Occupation 155-23 A bed and breakfast 155-1 definition: maximum number of employees 155-23 E.
<b>21<sup>Y</sup></b>	Outline the proposed design showing existing and proposed parking, number of parking spaces and analysis of parking requirement. 155-31 O 4 (c) (vii) (viii). Number of off-street parking spaces. short term rental 55-31 O 4 (b) (x) Bed and breakfast 155-27 (minimum of 200 square feet each. See 155-27 A (1) (a)).
<b>22<sup>Y</sup></b>	Outline the proposed design showing the names of existing streets, other access ways and site ingress and egress. 155-31 O 4 (c) (iv) and 155-31 O 4 (c) (ix).

The proposed Site Plan has been prepared in accordance with this checklist.

APPROVAL BY THE PLANNING BOARD IS NOT PERMISSION TO START OPERATION. CONTACT THE BUILDING DEPT. FOR SHORT TERM RENTALS ALSO SEE SECTION 155-32.3 FOR PERMIT AND SAFETY INSPECTION REQUIREMENTS.

By:  Date 11/12/2021

# Ethics Code

## TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), **in which a Town officer or employee has an interest in the subject of the application.** The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grandparents, parents, spouse, significant other, children, grandchildren, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

**This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.**

I, Jerome Haferd + DAVID BLASHER, residing at 340-346 Mt.Zion Rd. Marlboro, NY, make the following statements about interests in the real property which is the subject of this

application, petition or request for a Short Term Rental Approval,

before the Planning Board of The Town of Marlborough.

**PART I:** Except as otherwise set forth in Part II below:

**A. Individuals with an interest in the property.**

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**B. Corporations or other entities with an interest in the property.**

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**C. Stockholder or controlling interest**

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**D. Party to an agreement with the applicant**

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent, or contingent upon the favorable approval of such application, petition or request for the subject property is an immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

**PART II:** If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

---

---

---

---

---

---

---

---

**PART III:** This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made part of that decision-making authority's official record, disclosing the exact nature of the conflict in detail. If there is an actual or potential conflict, the Town officer or employee shall abstain from voting or otherwise acting on the application, petition or request so as to avoid an actual conflict.

**ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-6167.**

**PLEASE TAKE NOTICE.....A KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER N.Y. GEN. MUN. LAW ' 809 AS A MISDEMEANOR.**

Signed:  Date: 12 NOV 2021

**ACKNOWLEDGMENT**

State of New York  
County of: Ulster

On November 12, 2021, before me personally appeared David Blasher, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that [he/she/they] executed the same in [his/her/their] capacity(ies), and that by [his/her/their] signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary



LINDSAY A JANKOVITZ  
Notary Public, State of New York  
Registration #01JA6368902  
Qualified In Ulster County  
Commission Expires Dec. 26, 2021

# TOWN OF MARLBOROUGH

Building Department  
PO BOX 305 - MILTON N.Y. 12547  
(845) 795-2406 Ext # 7

## APPLICATION FOR SHORT TERM RENTAL CERTIFICATION

\* This application must be filled out completely and a approval letter from the Town of Marlborough Planning board must be attached.

### Property Owner Contact Information :

Owners Name : David Blasher & Jerome Haferd  
Address : 340-346 Mt Zion Rd  
Marlboro, NY 12542  
Phone : 541.513.3459  
Cell Phone : 541.513.3459  
Email : dblasher@gmail.com  
Section-Block-Lot 102.3-1-33

### Property Information :

Section-Block-Lot 102.3-1-33

Address : 346 Mt Zion Rd  
Marlboro, NY 12542

District Location : ☐ R ☒ R-1 ☒ RAG-1

Is this a : ☐ Single Family Home ☒ Detached Dwelling ☒ Bed & Breakfast

Is this property ☐ directly next door ☐ across the street ☒ same property to the OWNER

Number of bedrooms : 2 Number of bathrooms : 1

WATER ☒ Private ☐ Municipal SEWER ☒ Private ☐ Municipal

Number of parking spaces available : 6

Maximum Occupancy for overnight guest : 6

Any other structures on the property ? 3 BR House, 2 car garage

Is approval from the Town of Marlborough Planning Board attached ☒ YES ☐ NO



## CHECKLIST FOR SHORT TERM RENTAL CERTIFICATION

I. The following shall be submitted to the Building Department for a Annual Short Term Rental Certification

1. ☒ Completed Application
2. ☒ Application Fee ( \$500.00 Payable to Town of Marlborough - waived first year )  
\* Plus \$50.00 per bedroom over one bedroom
3. ☒ Fire Inspection Fee ( \$100.00 Payable to the Town of Marlborough )
4. ☒ Copy of deed ( Proof of Ownership )
5. ☒ Copy of Tax Bill ( Proof of address )
6. ☒ Planning Board approval letter ( attached )

II. The following items shall be required with submittal for Short Term Rental Certificate :

1. ☒ Exterior Plot Plan Showing all existing structures on the property including :
  - a. ☒ Property Boundaries
  - b. ☒ Parking Layout
2. ☒ Floor Plan of Home - all floors including basement
3. ☒ Copy of Safety Egress Plan - To be posted in rental unit on back of each bedroom door
4. ☒ Emergency Contact Information and 911 Address - To be posted in rental unit
5. ☒ Proof of registration of the Short Term rental with Ulster County

**Notice :** Only those structures and uses that have received a Certificate of Occupancy may be legally occupied pursuant to the Marlborough Town Code. The issuance of the Short Term Certificate does not mean that ALL structures , or portions thereof, on said property may be legally occupied. Only structures permitted by this application shall be deemed legally occupied.

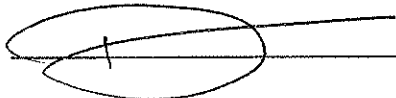
**Acknowledgment :** This Short Term Rental Certificate application is a annual application and is subject to a annual renewal fee set forth by the Town of Marlborough and listed in the town fee schedule. This application is also subject to revocation or non-renewal if applicant fails to adhere to the Codes of the Town of Marlborough (examples but not limited to : noise, property maintenance, parking, signs, snow removal etc.)

Under penalties of perjury, I declare that I have completed this application and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have the authority to sign this application and that I am the owner of the said property.

Print Name DAVID BLASHER

Date 12 NOV 2021

Signature of Owner



## SHORT TERM RENTAL CERTIFICATION FIRE INSPECTION CHECKLIST

The following inspection of items shall meet Town Code requirements prior to Certificate being issued

### EXTERIOR OF HOME

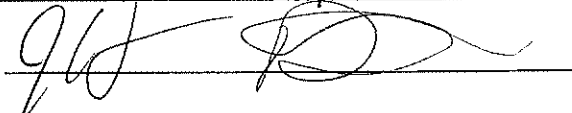
1. ☒ House number is posted in numerals at a minimum of 4 inches tall
2. ☒ House number is visual from the street
3. ☒ Property free of all physical and fire hazards
4. ☒ All refuse-rubbish is regularly removed from property
5. ☒ All egress exits are free from obstruction
6. ☒ Parking spaces clearly marked

### INTERIOR OF HOUSE

1. ☒ Are there handrails on all stairways
2. ☒ The electrical panel is properly marked
3. ☒ Smoke detectors & carbon monoxide detectors installed and working on every level
4. ☒ Smoke detectors are installed and working in every bedroom
5. ☒ Smoke / Carbon monoxide detector installed and working within 12 feet of every bedroom
6. ☒ Burglar / Fire alarm system installed and connected to a central station
7. ☒ Is the Safety egress plan posted on the back of every bedroom door
8. ☒ Is the Emergency contact information and 911 address posted
9. ☒ Is there a \*fire extinguisher ( ABC ) installed and maintained on every floor
10. ☒ Is there a \*fire extinguisher ( K ) installed in the kitchen

Under penalties of perjury, I declare that I have completed and met all requirements listed above and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have the authority to sign this application and that I am the owner of the said property.

Print Name JEROME HAFERD & DAVID BLASPER Date 11/12/21

Signature of Owner 

\* We recommend all fire extinguishers in the structure be a minimum of 5 pounds each

# TOWN OF MARLBOROUGH

Building Department  
PO BOX 305 - MILTON N.Y. 12547  
( 845 ) 795-2406 Ext. # 7

## PLANNING BOARD – SHORT TERM RENTAL CERTIFICATION

### Property Owner Contact Information :

Owners Name : DAVID BLASHER + JEROME HAFERD  
Address : 340-346 MT. ZION RD.  
MARLBORO, NY 12542  
Phone : 541.513.3459  
Cell Phone : 541.513.3459  
Email : DBLASHER@GMAIL.COM  
Section-Block-Lot 102.3-1-33

### Property Information :

Section-Block-Lot 102.3-1-33  
Address : 346 MT. ZION RD.  
MARLBORO, NY 12542

Please be advised the Town of Marlborough Planning Board has approved the above application  
for short term rental on \_\_\_\_\_ 20 \_\_\_\_\_

At this time it can be presented to the Town of Marlborough Building Department for review  
and annual application for short term rental certification and certificate.

*\* First year application fee will be waived but the annual fire inspection fee will be required*

\_\_\_\_\_  
Planning Board Chairman

STAMP

340-346 Mt. Zion Rd.

# Short Term Rental Application Checklist Materials

Jerome Haferd  
David Blasher  
owners / applicants

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT. THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made <sup>as of</sup> the 14<sup>th</sup> day of May 2001  
BETWEEN

Richard Christopher Koch and Janet Diamante-Koch, joint tenants,  
residing at 340 Mt. Zion Rd, Marlboro, NY, 12543

party of the first part, and

David Blasher and Jerome Haford,

residing at 12 E 127th St, #3, New York, NY 10035

*JDK*

*RCK* AS Joint tenants  
w/ Rights of Survivorship

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the

See Schedule "A" attached hereto

and being intended to be the same premises acquired by deed dated April 12, 2001 and recorded in the Ulster County Clerk's Office on April 23, 2001 at Liber 3151 mp 164

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any street and roads abutting the above-described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written

IN PRESENCE OF:

*Richard C Koch*  
Richard Christopher Koch

*Janet Diamante-Koch*  
Janet Diamante-Koch

TITLE NO. RCA-ST-59514

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town Of Marlborough, County of Ulster And State of New York, being bounded and described in accordance with a survey by J.H. Robert, PLS, dated November 29, 2000.

**BEGINNING** at a an iron pipe set on the easterly line of lands of Biggin (Liber 2909 page 254), being the west corner of lands herein being described and the north corner of lands of Jordan (Liber 2114 page 268), being in range with a stone wall along the northerly line of said lands of Jordan, said point also being located N 25° 10' 33" E. 206.91 feet along said line of lands of Biggin, from an iron pipe found near the northerly side of Mt. Zion Road (a/k/a Old Indian Road) as shown on a map entitled "Survey of Lands for Robert J. Brenner" dated February 10, 1988 made by Patrick T. Kennedy, LS and filed in the Ulster County Clerk's Office on September 15, 1989 as Map No. 8252;

**RUNNING THENCE** along said easterly line of lands of Biggin, N 25° 10' 33" E 321.00 feet to an iron pipe set at the west corner of lands of Santora (Liber 2988 page 224), said point being located S 25° 10' 33" W 292.0 feet from an iron pipe found at the north corner of said lands of Santora;

**THENCE** along said lands, crossing Mt. Zion Road, S 68° 25' 02" E 1489.48 feet, passing over an iron pipe found at 489.9 feet and an iron pipe found 531.1 feet from the terminus of this course to an iron pipe set on the westerly line of lands of Preziosi (Liber 1348 page 912), said point being distant southwesterly 292.0 feet from a cross cut found in a rock ledge at the east corner of said lands of Santora;

**THENCE** along said lands of Preziosi, S 25° 10' 33" W 401.55 feet to an iron pipe set on the northerly line of the aforementioned lands of Jordan, said point being distant northwesterly 68.36 feet from a rebar found at the east corner of said lands;

**THENCE** along said lands of Jordan and partway along a stone wall, N 65° 19' 02" W 1486.00 feet, crossing over Mt. Zion Road near the terminus of this course, to the point or place of **BEGINNING**.

For conveyancing only,  
to be conveyed

Together with all right, title if intended and  
interest of, in and to any streets and road  
abutting the above described premises, to the  
center line thereof.

*[Acknowledgment taken in New York State]*  
New York, County of \_\_\_\_\_ } ss.:  
On the \_\_\_\_\_ day of \_\_\_\_\_ 2011  
before me, the undersigned, personally came  
**Richard Christopher Koch and Janet  
Diamante-Koch**  
personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s)  
(is/are) subscribed to the within instrument and acknowledged  
that he executed the same in his/her their capacity(ies), and by  
his/her their signature(s) on the instrument, the individual(s), or  
the person upon behalf of which the individual(s) acted,  
executed the instrument

Notary

*[Acknowledgment taken in New York State]*  
State of New York, County of \_\_\_\_\_ } ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_  
before me, the undersigned, personally came

personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s)  
(is/are) subscribed to the within instrument and acknowledged  
that he executed the same in his/her their capacity(ies), and by  
his/her their signature(s) on the instrument, the individual(s), or  
the person upon behalf of which the individual(s) acted,  
executed the instrument

Notary

*[Acknowledgment by Individual taken outside New York State]*

\*State of \_\_\_\_\_ County of \_\_\_\_\_ } ss.:  
\*for insert District of Columbia Territory, Possession or Foreign Country

On the \_\_\_\_\_ day of \_\_\_\_\_, before me  
the undersigned, personally came

personally known to me or proved to me on the basis of satisfactory  
evidence to be the individual(s) whose name(s) (is/are) subscribed to  
the within instrument and acknowledged that he executed the same  
in his/her their capacity(ies), and by his/her their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which the  
individual(s) acted, executed the instrument and that such individual  
made such appearance before the undersigned in the

*(add the city or political subdivision and the state or country or  
other place the acknowledgment was taken)*

Notary

*[Acknowledgment by Corporation taken outside New York State]*  
\*State of \_\_\_\_\_ County of \_\_\_\_\_ } ss.:  
\*for insert District of Columbia Territory, Possession or Foreign Country

On the \_\_\_\_\_ day of \_\_\_\_\_, before me personally came  
to me known, who being by me duly sworn, did depose and say that  
he resides at  
that he is the  
of  
the corporation described in and which executed the foregoing  
instrument, that by order of the Board of Directors of said corporation  
he signed his name

Notary

PREMISES

### Bargain and Sale Deed

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. RCA-ST-59514

RIVER CITY ABSTRACT OF HUDSON VALLEY, INC.

**Richard Christopher Koch and Janet  
Diamante-Koch**

TO

**David Blasher and Jerome Haferd**

Section 102.3

Block 1

Lot 33

County/Town Ulster / Marlborough

Address: 340-346 Mt. Zion Rd, Marlboro, NY  
12543

RETURN BY MAIL TO:

Kevin P. Barry  
310 Mill Street  
Poughkeepsie, NY 12601

RESERVED THIS SPACE FOR USE OF RECORDING OFFICE

**ULSTER COUNTY**  
**CERTIFICATE OF AUTHORITY**

**TAX ON OCCUPANCY OF HOTEL AND MOTEL ROOMS**

REGISTRATION NUMBER

10694

(use this number on ALL returns and  
Correspondence)

BUSINESS NAME: Jerome Haford & David Blasher

ADDRESS: 340-346 Mt. Zion Road  
Marlboro, NY 12542

is authorized to collect Hotel Occupancy Tax under Local Law #5 of 1991 and pursuant to Chapter 221 of the Laws of 1991 of the State of New York. This certificate must be prominently displayed in your place of business.

DATE ISSUED: 09/24/2021

SEAL

ULSTER COUNTY DEPARTMENT OF FINANCE



BURTON GULNICK, JR.  
COMMISSIONER OF FINANCE



Marlboro Central School  
21 Milton Turnpike  
Milton, NY 12547

# Marlboro Central School District

Tax RECEIPT Enclosed

BANK CODE	BILL NO	SEQUENCE NO	PAGE NO	POLY SECT	ACCOUNT NO
	000329		1 OF 1	1	101051.000
FISCAL YEAR			WARRANT DATED		ISS CODE
					513600
ESTIMATED STATE AID					
FOR YOUR INFORMATION					



\*513600 102.3-1-33 000329

Blasher David  
Haford Jerome  
340-346 Mt. Zion Rd  
Marlboro, NY 12543

\*\* 68

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	513600 102.3-1-33
LOCATION	340-346 Mt Zion Rd
DIRECTIONS	ACRES: 12.10
SCHOOL DIST	MARLBORO CENTRAL
PROPERTY CLASS	280

Barry Preziosi  
Leve Barry

EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE
THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:					313908
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS:					87.00%
THE ASSESSED VALUE OF THIS PROPERTY IS:					0

LEVY DESCRIPTION	TOTAL TAX LEVY	EXCHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1,000	TAX AMOUNT
Marlboro Central	35162638	-3.1	273,100.00	28.59930700	7,810.47
Marlboro Public Libr	969778	3.3	273,100.00	0.78876100	215.41
TOTAL TAX					8,025.88

TAXPAYER'S COPY

BILL NO. 000329 TAX MAP NO. 513600 ACCOUNT 101051.000 BANK CODE  
LOCATION 340-346 Mt Zion Rd

AMOUNT
8,025.88

TAXES PAID BY CHECK ARE SUBJECT TO COLLECTION

\*513600 102.3-1-33  
Blasher David  
Haford Jerome  
340-346 Mt. Zion Rd  
Marlboro, NY 12543

\*\*

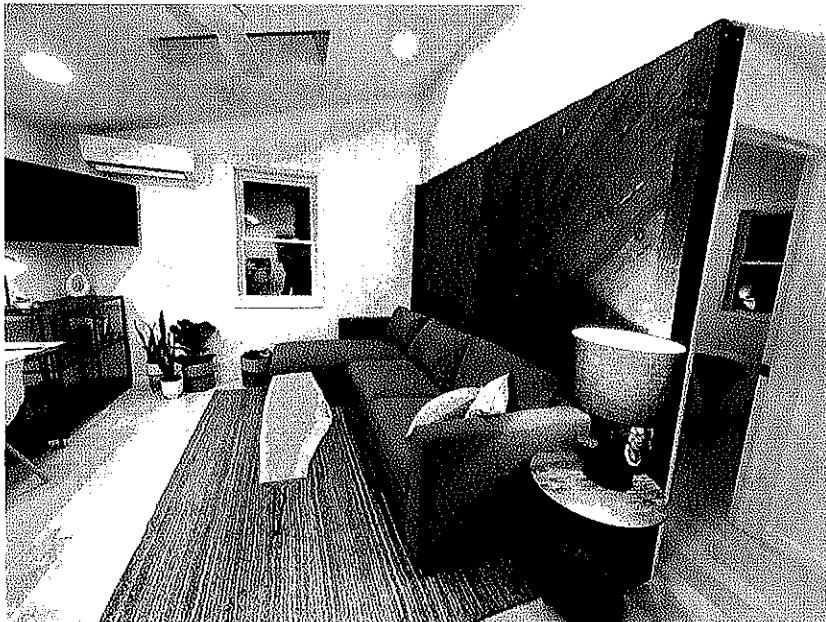
Taxes Paid: \$8,025.88  
Penalty Paid: \$0.00  
Service Charge Paid: \$0.00  
Payment Date: 09/29/2021  
Batch: 46

# 12 Photographs

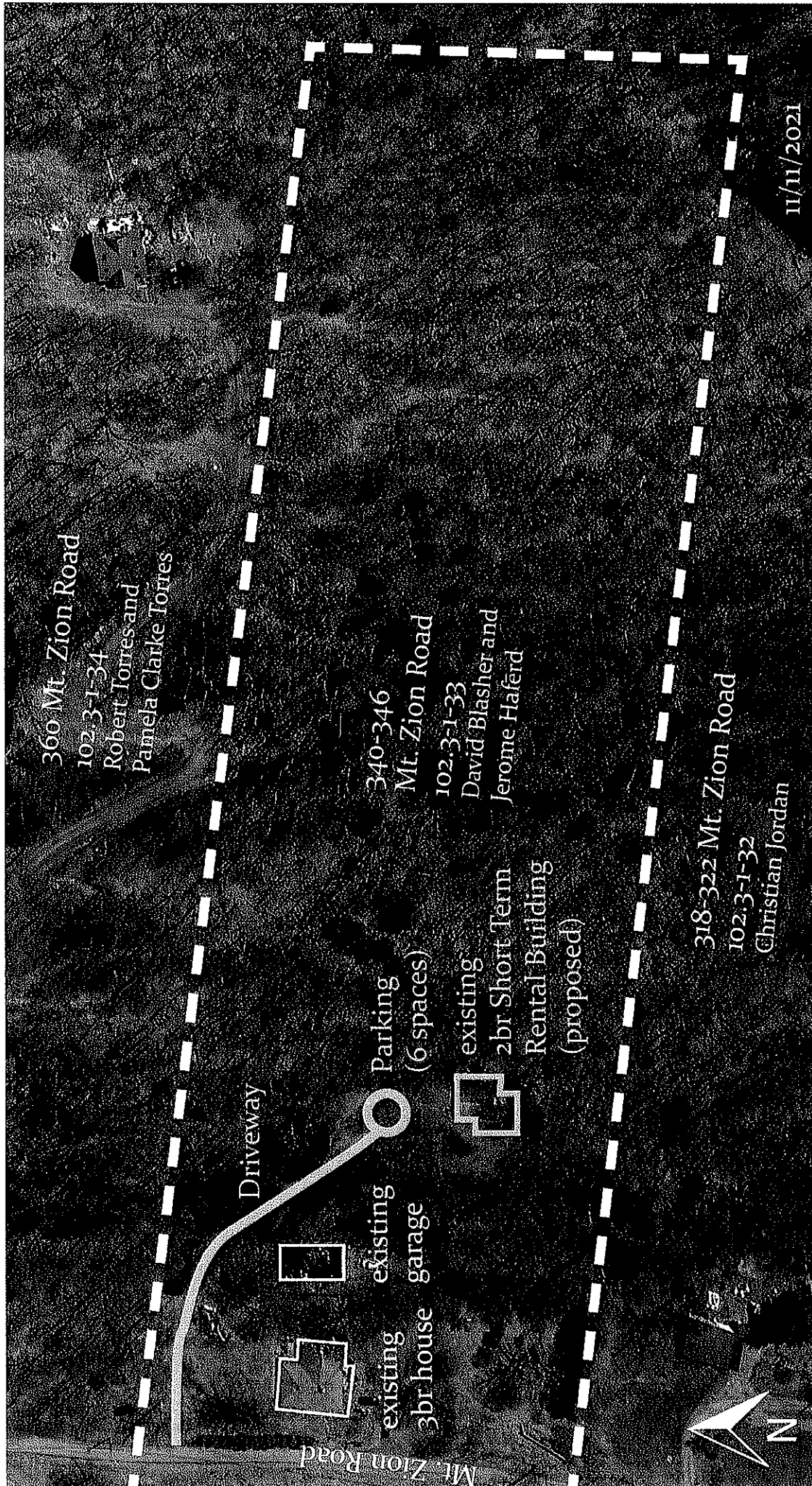


Jerome Haferd  
David Blasher  
owners / applicants

# 12 Photographs



Jerome Haferd  
David Blasher  
owners / applicants



360 Mt. Zion Road  
102.3-1-34  
Robert Torres and  
Pamela Clarke Torres

340-346  
Mt. Zion Road  
102.3-1-33  
David Blasher and  
Jerome Hafard

318-322 Mt. Zion Road  
102.3-1-32  
Christian Jordan

Driveway

Parking  
(6 spaces)

existing  
2br Short Term  
Rental Building  
(proposed)



existing  
3br house



existing  
garage



11/11/2021

# EXISTING PLAN

+Areas 11/11/21

Kitchen: 175ft<sup>2</sup>

Living Area: 230ft<sup>2</sup>

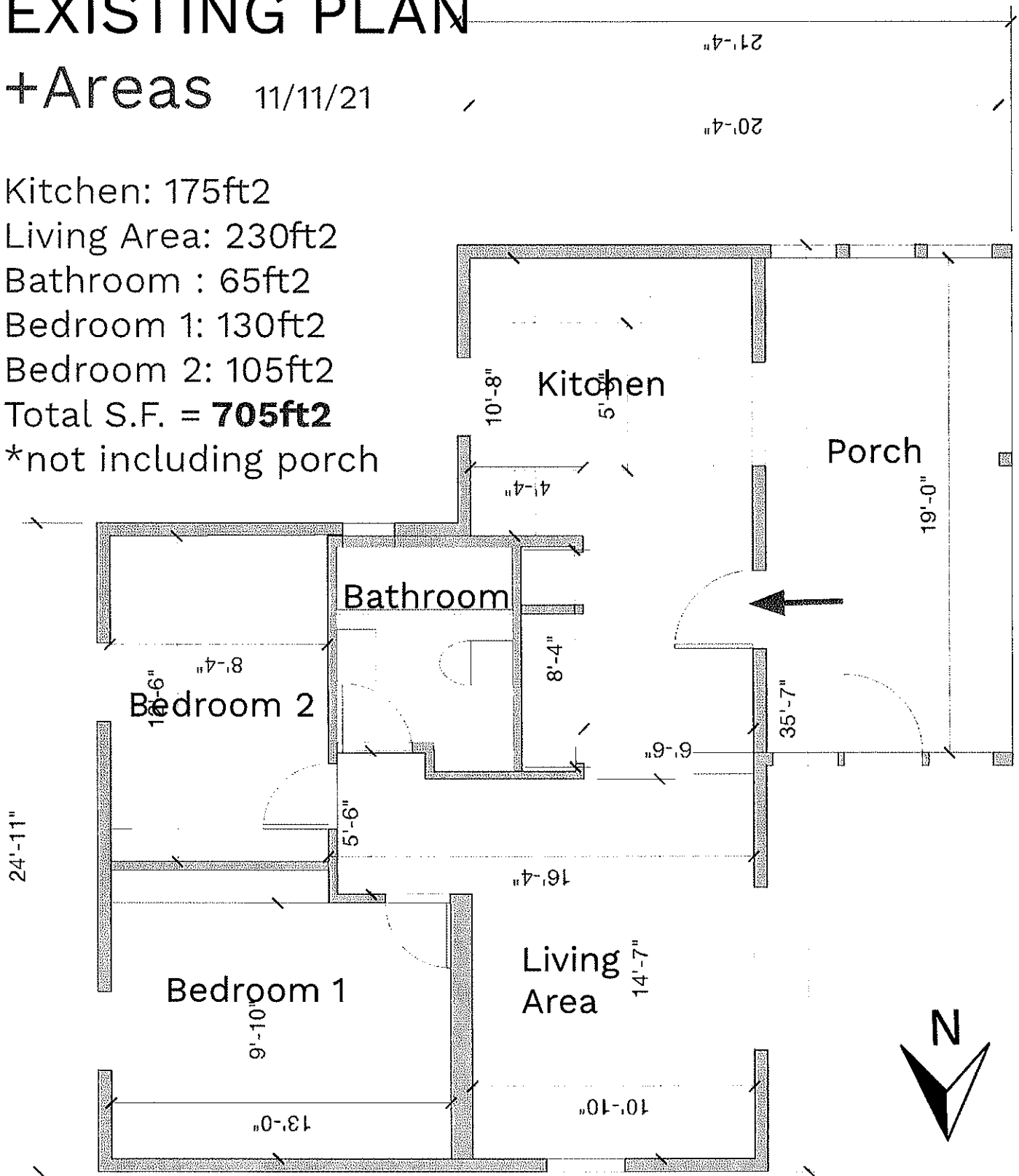
Bathroom : 65ft<sup>2</sup>

Bedroom 1: 130ft<sup>2</sup>

Bedroom 2: 105ft<sup>2</sup>

Total S.F. = **705ft<sup>2</sup>**

\*not including porch



Floorplan for Short Term Rental Application Only

No Modifications planned.

All areas shown to be used for short  
Term rental purposes





